



2026 Mayor & Council

STRATEGIC PLANNING RETREAT



Hapeville
georgia

Agenda

S U M M A R Y

08.15 AM - 09.15 AM	Breakfast is served
09.15 AM - 09.45 AM	Welcome - Introductions
09.45 AM - 11.00 AM	Economic Development
11.00 AM - 11.15 AM	Break
11.15 AM - 12.00 PM	Revenues
12.00 PM - 12:45 PM	Lunch is served
12.45 PM - 02.00 PM	Police - E911
02.00 PM - 02.15 PM	Break
02.15 PM - 02.45 PM	Personnel
02.45 PM - 03.45 PM	Departmental Initiatives - Open Discussion
03.45 PM - 04.00 PM	Break
04.00 PM - 04.30 PM	Recap - Reflection



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Chef Ed
Goey Goey Catering
THE ORIGINAL OG

Breakfast

BUFFET

Creamy Stone-Ground Grits

Crispy Applewood-Smoked Bacon

Chicken Sausage

Fluffy Scrambled Eggs

Mini Crab Cakes

Seasonal Fresh Fruit Assortment



Beverage

Fresh Orange Juice

Chilled Ice Water

Freshly Brewed Coffee




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Tim Young



City Manager's MESSAGE

Dear Mayor and Council,

Welcome to 2026 Hapeville Council Retreat. We last held our retreat in 2024. 2025 was an election year and we knew we had a change in at least one Council seat as then Council Chloe Alexander relinquished the position. We again welcome Council Chase Stell to City Council and to his first retreat. Our City has come a long way over the last 2 years as we settle into the latter half of the 2020s looking onto 2030.

Much has happened as we continue to grow and change and position the City for the future. Hapeville remains a destination for high quality residential development and place for businesses.

Residential Developments

Signal has completed buildout and fully leased
Solis Apartments nears completion and over 50% leased
DR Horton Development is selling and building out its next phase
Epic Developments at Stillwood and King Arnold continue to sell

Business Openings – Partial List

2024

- Luxe Noir Health - 8/24
- Transcendent Smiles Dental - 8/24
- Greyson Recovery and Mediation Solutions - 8/24
- Folk Art - 8/24
- Out of the Box Fashion - 8/24
- Main Source Roof Management - 9/24
- WM Events - 9/24
- Dave's Sports Bar - 10/24
- The Caregiving Company - 11/24
- Visions Dance Academy - 1/25



2025

- Chattabrewchee the Hangar
- FunTapas
- Joe McKnight Insurance Agent
- Cooper's Kitchen
- Hapeville Fish and Chicken
- The Juicee Details
- Mack II Development
- Urban Sprout
- Speechtree LLC
- Thrive Humancare
- Hapeville Confection Labs
- Yay Beignet

Signs and Memorials

Arts District Welcome

Hapeville Day Nursery Memoriam

Purple Heart City

Home of Jeff Foxworthy

Events

4th Annual Butterfly Parade inclusive of Route Change to be more inclusive of and drive more business to Main Street

2026 FIFA World Cup Viewing

Artist Residencies

Juneteenth Celebrations 2025, and 2026

City Sponsored 5K

Facilities

Closed an Agreement on 3266 Dogwood

County Transferred Old FC Health Facility to the City

Closed on 3469 Dearborn

Hapeville continues to be a vibrant and passionate community, that cares about the small town charm of the City. Led by a Council that is open, transparent and committed to service, our City continues to grow, welcome change, and evolve.

Hapeville does have its share of challenges. Situated between City of Atlanta and Hartsfield Jackson International Airport, with 2.5 square miles and population of 6500 at the last census, Hapeville is highly residential with high land prices. Land prices make “workforce” or “affordable” housing a challenge. New construction leans toward multifamily housing to make projects economically viable. Some developments must be closely managed to maintain our design and development standards.

2026

- Paradise Food Mart
- Impossible Moon Bookshop
- Fuse Frozen Yogurt
- ATL Glassworks
- Weepa
- Swimmerman



Our heavy residential base requires a higher level of Public Safety personnel to support the population. While our City is in a growth mode, property tax billings lag completed projects by approximately 18 months. The city will be “chasing” growth until this spurt is stopped.

We have challenges with employee retention. We are selective in hiring. We win our share of quality employees. We have a very flat organization and employees gain a lot of experience. We do lose several to opportunities we cannot match. We offer one of the better work environments for the municipalities in the metro area. Retention will always be an issue.

In addition to the economics of our City, economic initiatives in the State legislature to offer “relief” on property taxes are putting pressures on municipal budgets. Hapeville is no different, So far, suggestions for making up differences do not appear to be well founded. Limited actions have passed the legislature but we anticipate continued efforts by legislative bodies to attempt to offer relief, potentially at the expense of municipalities.

Under this backdrop, we meet. We celebrate accomplishments, acknowledge areas of concern and opportunities for improvement, We dialogue. Discussion is vital. Open discussion and mutual respect are bedrocks. Active listening is key. It does not end after the “retreat” is over. It’s a daily endeavor. I, as well as the team of department heads look forward to it.

Let’s have a great day.



Tim Young,
City Manager





Dear Honorable Mayor and Council,

Thank you for your continued support of Trees Atlanta and its mission. We are truly grateful for our ongoing partnership with the City of Hapeville and appreciate your shared commitment to preserving and enhancing our urban tree canopy. Your dedication to environmental stewardship and creating a greener, healthier community continues to make a meaningful impact.

Thank you again for being here today and for your continued support of Trees Atlanta.

We look forward to strengthening this partnership for years to come.

Felix Wilson,
Office Manager.





Suzette Arnold, MPA



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GEORGIA

Carl Vinson
Institute of Government

Facilitator's

M E S S A G E

Dear Mayor and Council,

I am truly honored and grateful for the opportunity to once again facilitate the City of Hapeville's retreat after a two-year break.

Thank you for your continued trust and confidence in me to help guide this important gathering.

I am excited and highly anticipatory about working with such a dedicated group of public servants. Retreats provide a valuable opportunity to reflect on accomplishments, strengthen relationships, and align our vision for the future. I look forward to engaging discussions, collaboration, and meaningful planning as we focus on shared priorities.

Together, we will build on past successes and work toward achieving the projects, goals, and initiatives that will continue moving the city forward. Your commitment to excellence, innovation, and service plays a vital role in fostering economic development, growth, and long-term success for the City of Hapeville.

I am eager to reconnect with everyone and contribute to a productive and inspiring retreat experience.

Warm regards,

Suzette Arnold

Public Service Faculty





Agenda

MORNING SESSION

09.15 AM Welcome / Introductions

Presented By Suzette Arnold, Public Service Facilitator

09.45 AM Economic Development

Presented By Adrienne Senter, Economic Development Director

DEVELOPMENT

ZONING UPDATES- TEXT AMENDMENTS

COMPREHENSIVE PLAN

11.00 AM

Break

11.15 AM

Revenues-Expenses

Presented By Tim Young, City Manager

GENERAL FUND REVENUES

2026 TAX STATUS

LEGISLATIVE INITIATIVES

12.00 PM

Lunch



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Chef Ed
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Lunch

B U F F E T

Fresh Greek Salad with Greek Vinaigrette

Mediterranean Beef

Mediterranean Chicken

Sautéed Mediterranean Mushrooms (Vegetarian Option)
Greek Rice

Seasonal Vegetable Medley

Warm Pita Bread with Roasted Red Pepper & Garlic Hummus

Chimichurri Sauce

Tzatziki Sauce



Beverage

Infused Water

Fresh Strawberry Lemonade

Freshly Brewed Unsweetened Iced Tea
(Sweeteners Available)

Chilled Ice Water

Freshly Brewed Coffee



Agenda

AFTERNOON SESSION



12.45 PM

Police- E911

Presented By Justin McGinnis, Deputy Police Chief

POLICE UPDATE

E911 UPDATE

02.00 PM

Break

02.15 PM

Personnel

Presented By Stacie Johnston, Human Resource Director

MANUAL UPDATE

EMPLOYEE RETENTION- PENSION

02.45 PM Departmental Initiatives - Open Discussion

03.45 PM

Break

04.00 PM

Recap - Reflection



MEETING NOTES



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